

# Flat Roof Maintenance & Repairs

It is recommended that low slope roof systems be inspected every 1-3 years. Regular inspections and maintenance will increase the life span of your roof. Preventative roof maintenance is the least expensive and most beneficial of the roof maintenance you can perform. By being pro-active and catching any damage as soon as possible, you can prevent even more costly damage. Most preventative roof maintenance focuses on making sure all joints and seals are intact and roof surfacing is sufficient. Suggestions may also be given for repairing any splits, cracks and blisters before they become an issue.

## Here are a few things to look for on a flat roof:

- Debris from drain baskets and wall drains is removed to prevent water logging and easy draining.
- Ridges, soft spots and blisters are not forming on roof surface.
- Caulking on storm collars and wall flashings is in place and is not cracking.
- Bare areas where felt paper is exposed.
- Gum boxes where gas and electrical lines run where plastic cement is not filled to top of gum box or any cracking around gas or electric lines on the side of the box.
- Insufficiently fastened flashings or missing flashings.
- Ponding water that is not draining.
- Exhaust fan grease on roof.

## Roof repair is generally required under the following circumstances:

- General long-term exposure to weather.
- Lack of Maintenance.
- Improper Design.
- Improper or poor installation and workmanship.

If you do not have your roof maintained regularly, then you are probably in need of some roof repair services. We provide repair services of all types. **Our services include:**

- General emergency repairs.
- Storm and wind damage repair.
- Leak repairs- including locating the source of the leakage and preventing the spread of water damage.
- Flashing repairs.
- Replacement of leaking penetrations.

- Replacement of damaged or missing metal flashings.
- Removal of unused equipment, vents, etc.

**Flat roof repairs are more frequently required than other roof type repairs, as they are more heavily influenced and affected by climate change. Roof repair should be dealt with as hastily as possible, in order to prevent the development of damage into more serious problems, or other areas of your building. Do not hesitate to call Cooper Roofing & Exteriors for a professional inspection. Our company is on call for both emergency needs and day to day roof repair services.**